069.0	0004	0011.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	656,400 /	656,400
					USE VALUE:	656,400 /	656,400
					ASSESSED:	656,400 /	656,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		DAVIS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LYDEN PATRICIA L/ TRUSTEE
Owner 2:	PATRICIA L LYDEN TRUST
Owner 3:	
Street 1:	43 DAVIS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LYDEN PATRICIA L -
Owner 2:	-
Street 1:	43 DAVIS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,471 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1408 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5471.000	242,400	5,100	408,900	656,400
Total Card	0.126	242,400	5,100	408,900	656,400
Total Parcel	0.126	242,400	5,100	408,900	656,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 466.19 | /Parcel: 466.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 44348

GIS Ref

GIS Ref

Insp Date 11/17/18

!5951!

PREVIOUS ASSESSMENT

Parcel ID 069.0-0004-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	242,400	5100	5,471.	408,900	656,400	656,400	Year End Roll	12/18/2019
2019	101	FV	197,800	5100	5,471.	379,700	582,600	582,600	Year End Roll	1/3/2019
2018	101	FV	197,800	5100	5,471.	379,700	582,600	582,600	Year End Roll	12/20/2017
2017	101	FV	197,800	5100	5,471.	333,000	535,900	535,900	Year End Roll	1/3/2017
2016	101	FV	197,800	5100	5,471.	303,700	506,600	506,600	Year End	1/4/2016
2015	101	FV	193,000	5100	5,471.	268,700	466,800	466,800	Year End Roll	12/11/2014
2014	101	FV	193,000	5100	5,471.	254,100	452,200	452,200	Year End Roll	12/16/2013
2013	101	FV	193,000	5100	5,471.	241,800	439,900	439,900		12/13/2012

PRINT

Date	Time
12/10/20	20:46:23

LAST REV

Date	Time
10/10/19	16:48:01

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5951

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LYDEN PATRICIA	59440-90		7/2/2012	Convenience	1	No	No		
PIERCE EDWARD M	21802-224		3/2/1992		1	No	No		A

USER DEFINED

Prior Id # 1:	44348
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/3/1997	508	Manual	1,270					REPLACE WDK

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2018	Inspected	BS	Barbara S
11/1/2018	MEAS&NOTICE	CC	Chris C
12/22/2008	Meas/Inspect	294	PATRIOT
10/7/1999	Meas/Inspect	263	PATRIOT
7/26/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5471		Sq. Ft.	Site		0	70.	1.07	12									408,889						408,900	

Total AC/HA: 0.12560 | Total SF/SM: 5471 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 408,889 | Spl Credit | Total: 408,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98549062
Adj $ / SQ:	166.302
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	351251
Depreciation:	108888
Depreciated Total:	242363

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

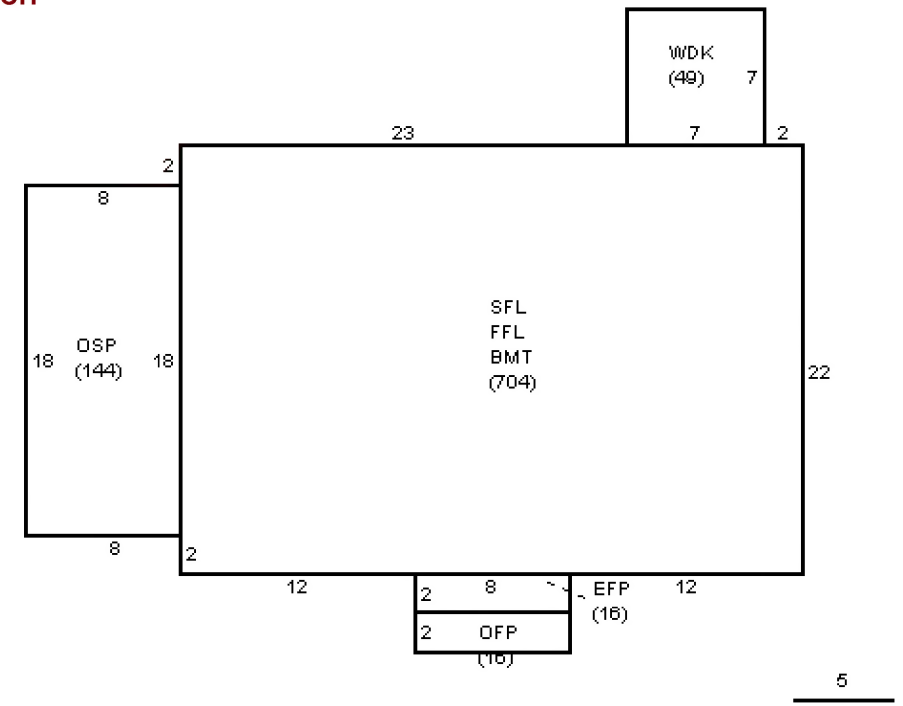
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	166.30
Special Features:	0	Val/Su Net:	103.72
Final Total:	242400	Val/Su SzAd	172.16

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	704	49.890	35,123
FFL	First Floor	704	166.300	117,076
SFL	Second Floor	704	166.300	117,076
OSP	Screen Porch	144	30.310	4,364
WDK	Deck	49	15.770	773
EFP	Enclos Porch	16	71.550	1,145
OFP	Open Porch	16	43.360	694

Net Sketched Area:	2,337			Total:	276,251
Size Ad	1408	Gross Are	2337	FinArea	1408

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0004-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1926	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100